

Pad Sites for sale

SWQ 1604 @ 151
@ Casa Blanca Theatre

For more information,
please contact:
Jones Lang LaSalle Brokerage, Inc.

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Property features

Located at Loop 1604 and Alamo Parkway

- Located in front of 110,000 sf Santikos Casa Blanca Theatre / Entertainment complex which enjoys over 1 million visitors per year with 16 screens, 16 bowling lanes, in-theater and fast casual dining and a full service bar
- One of the top grossing theatres in the country
- Major traffic generators include HEB, Super Target, Home Depot, Lowe's, Best Buy, and more

Availability

- Pad 2 - 1.340 Acres
- Pad 3 - 1.628 Acres
- Call for pricing

Demographics

5-mile radius



275,826

Population



\$89,984

Average household income



41,330

Employees

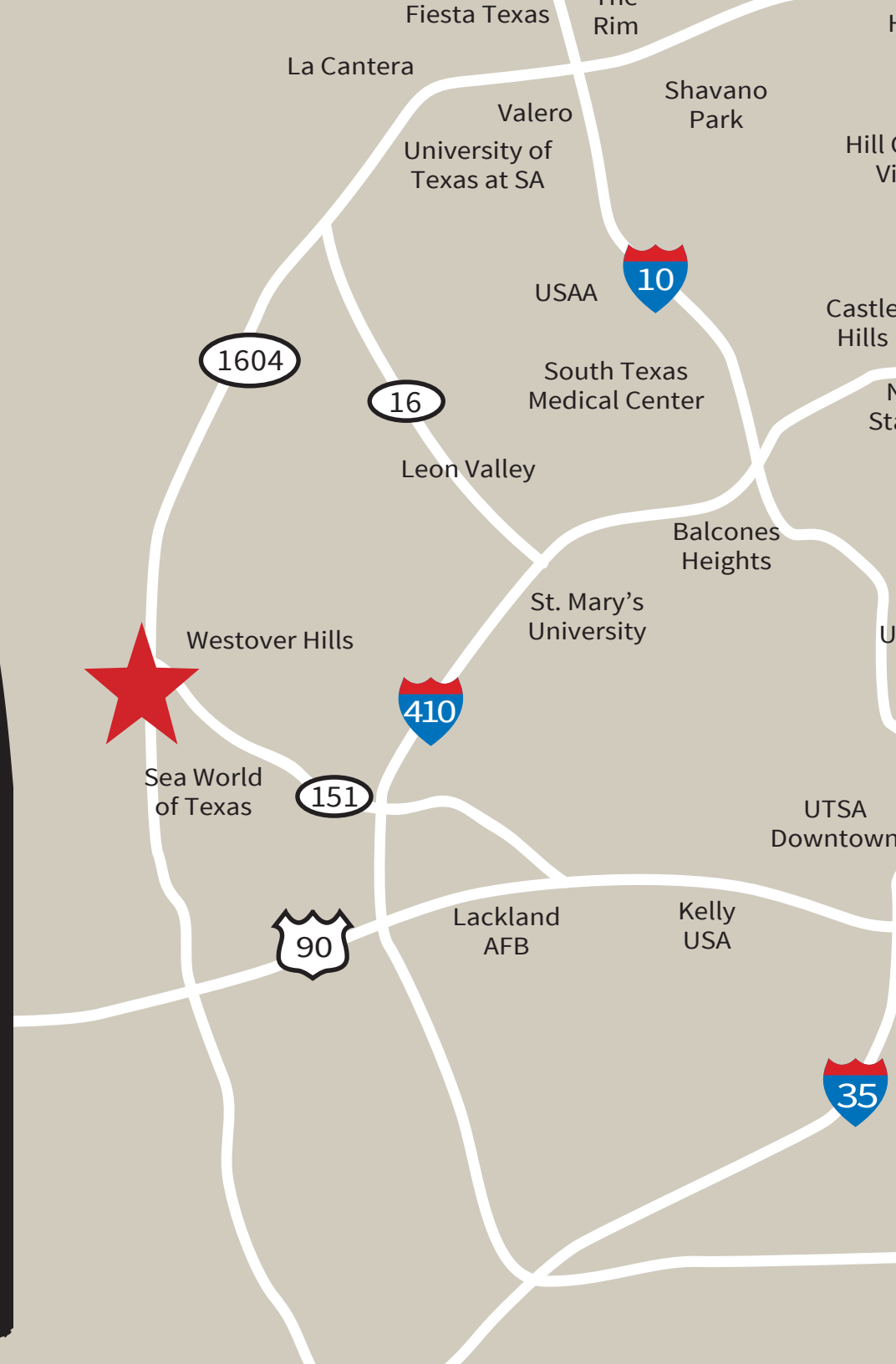


109,787

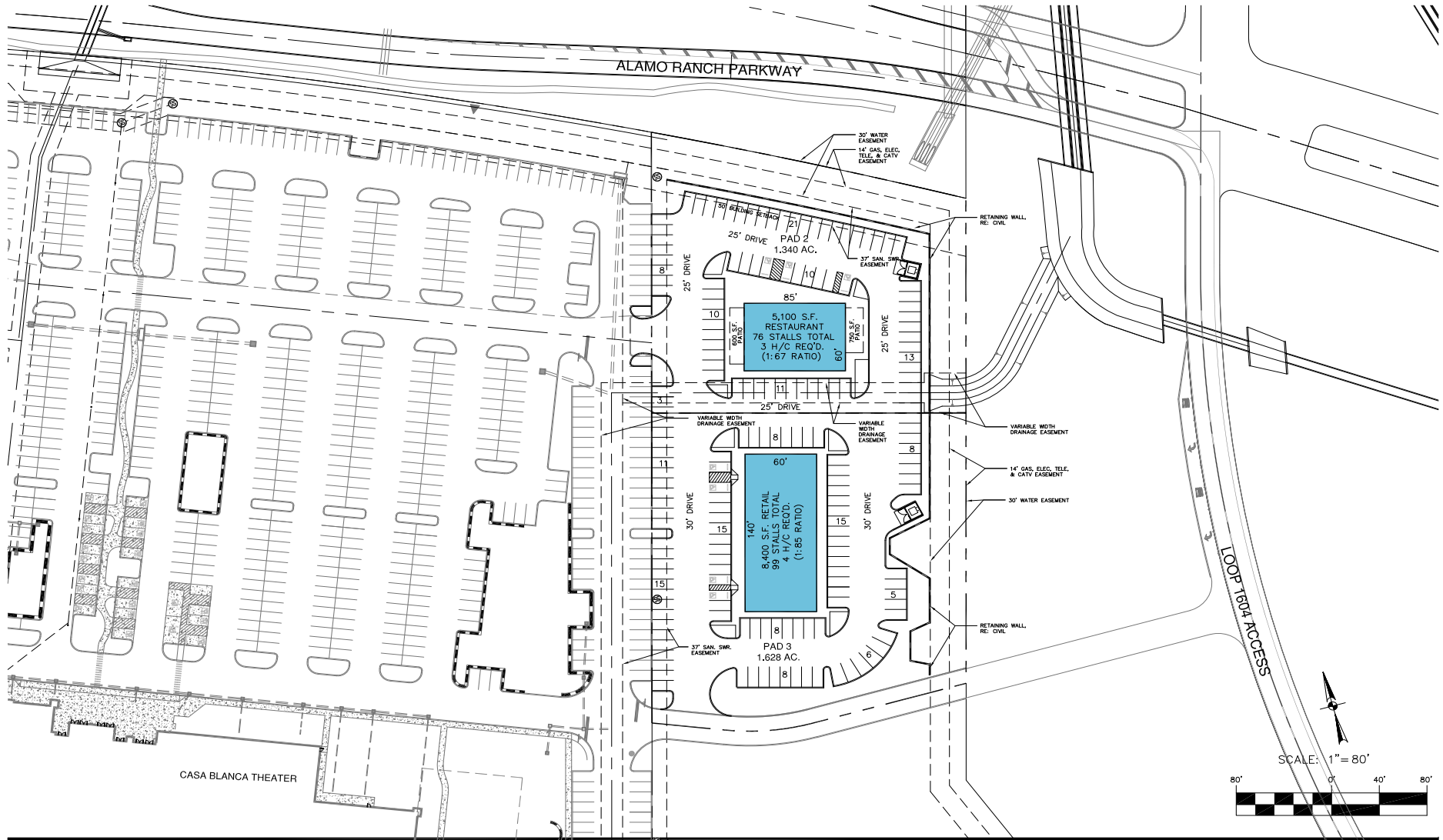
Traffic Counts (CPD)

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.



Site Plan



CASA BLANCA RETAIL DEVELOPMENT

ALAMO RANCH PARKWAY & LOOP 1604
SAN ANTONIO, TEXAS

OVERALL SITE PLAN

project #: 18.110
Casa Blanca - SP-3_05.02.18.DWG

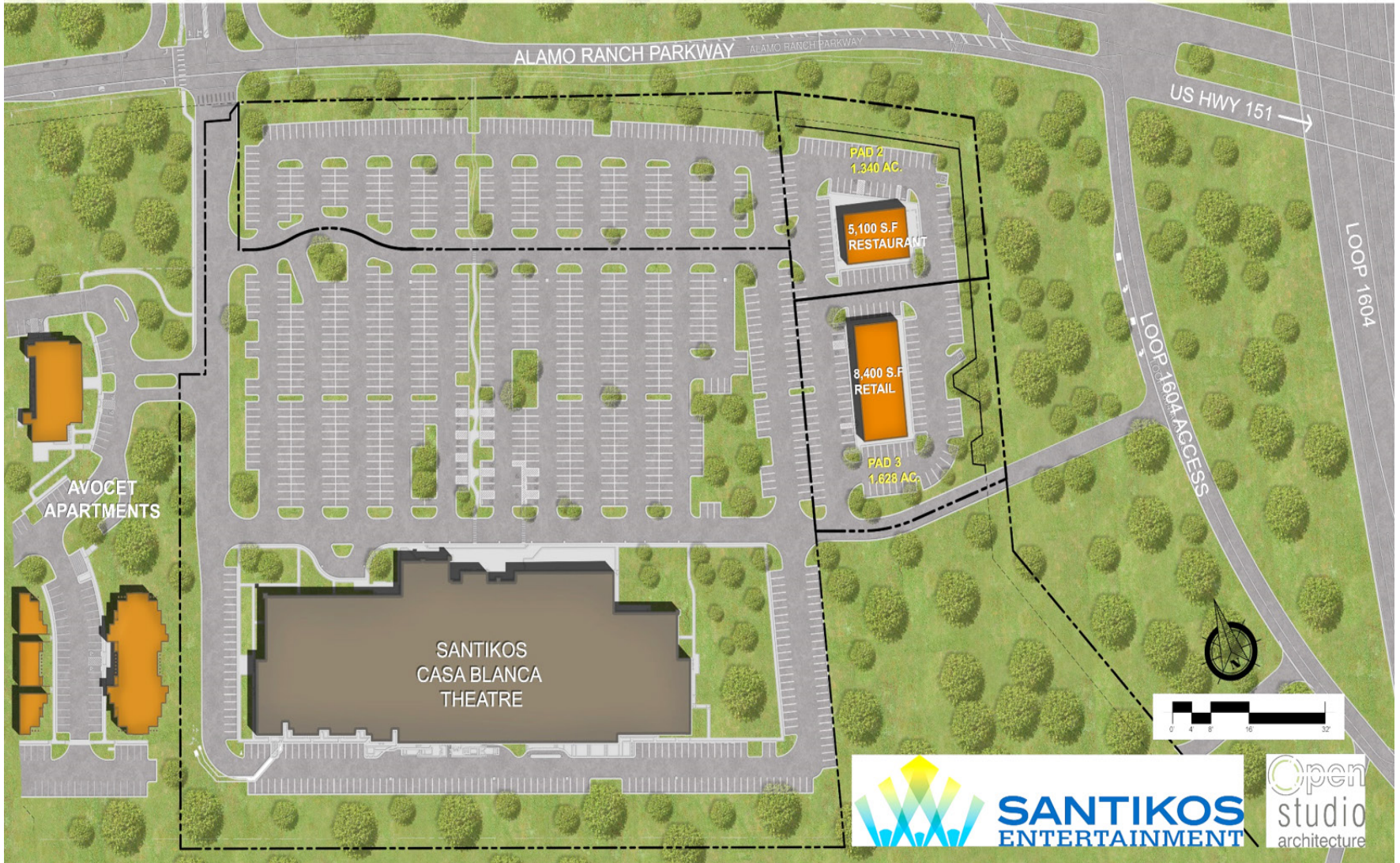
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CASA BLANCA AT ALAMO RANCH

ALAMO RANCH PKWY, SAN ANTONIO, TEXAS 78254

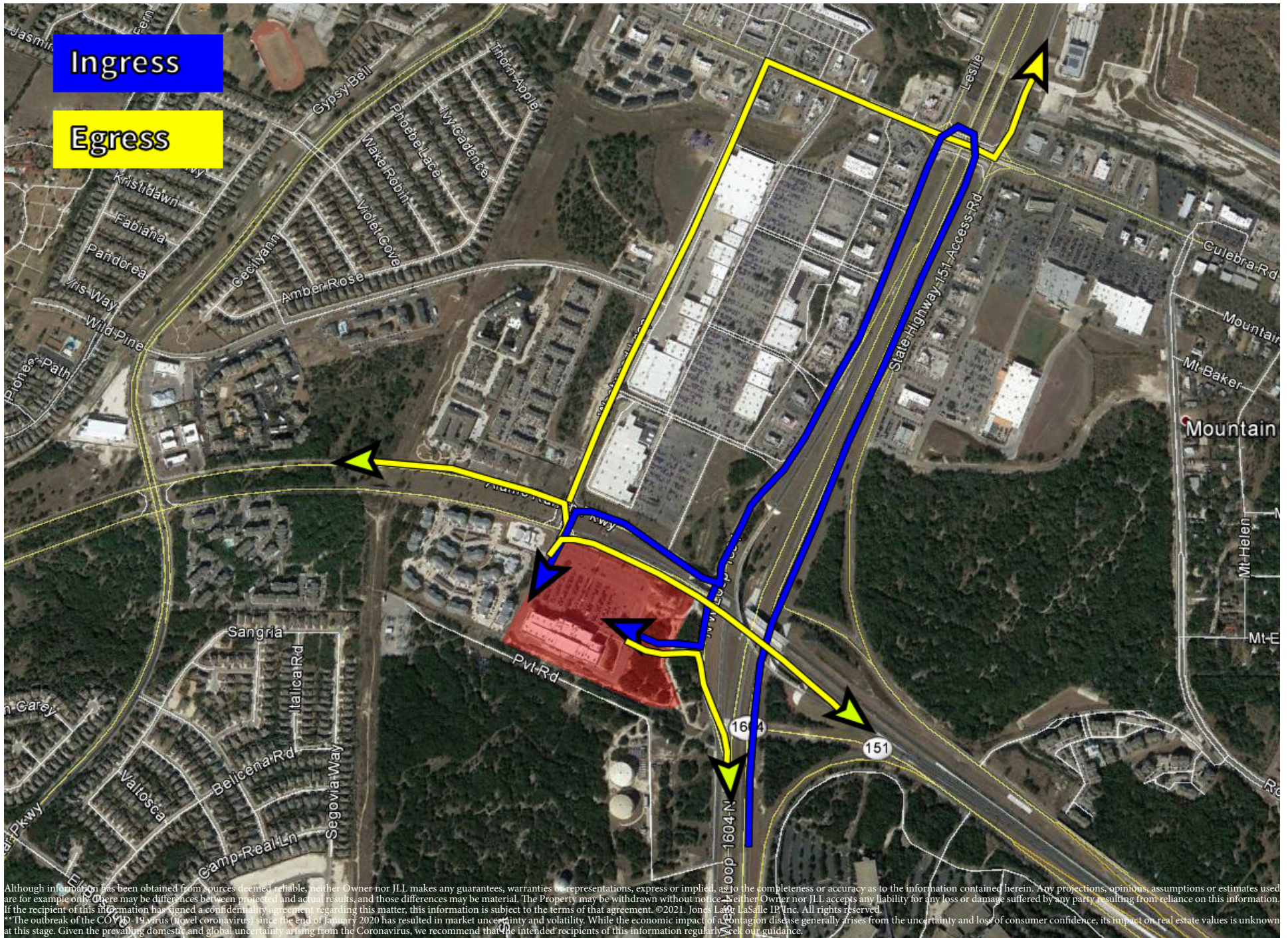
SHOPPING CENTER



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Ingress / Egress



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JLL Demographic Summary

Prepared by Esri

Latitude: 29.48446

Longitude: -98.71438

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	435	36,852	113,257
2010 Total Population	2,392	65,250	195,930
2020 Total Population	8,967	96,495	275,826
2025 Total Population	10,226	104,028	303,078
2019-2024 Annual Rate	2.66%	1.51%	1.90%
Total Households	3,341	32,250	91,525
Data for all businesses in area			
Total Businesses:	344	1,190	3,286
Total Employees:	5,725	19,443	41,330
Total Residential Population:	8,967	96,495	275,826
Employee/Residential Population Ratio:	1:1	0:1	0:1
Labor Force By Occupation - White Collar	73.7%	68.3%	69.2%
Labor Force By Occupation - Blue Collar	13.3%	15.4%	15.1%
Median Age			
2020 Median Age	33.1	33.5	33.9
Median Household Income			
2020 Median Household Income	\$98,091	\$75,966	\$76,031
2025 Median Household Income	\$103,429	\$80,473	\$80,125
2019-2024 Annual Rate	1.07%	1.16%	1.05%
Average Household Income			
2020 Average Household Income	\$115,348	\$90,773	\$89,945
2025 Average Household Income	\$128,048	\$100,042	\$99,164
2019-2024 Annual Rate	2.11%	1.96%	1.97%
Per Capita Income			
2020 Per Capita Income	\$42,306	\$30,336	\$29,932
2025 Per Capita Income	\$47,465	\$33,464	\$32,927
2019-2024 Annual Rate	2.33%	1.98%	1.93%
2020 Population 25+ by Educational Attainment			
Total	5,678	61,308	177,512
Less than 9th Grade	0.8%	2.6%	3.5%
9th - 12th Grade, No Diploma	1.4%	3.9%	4.1%
High School Graduate	14.2%	18.0%	18.3%
GED/Alternative Credential	2.1%	3.3%	3.7%
Some College, No Degree	22.3%	24.3%	24.7%
Associate Degree	10.4%	11.9%	11.4%
Bachelor's Degree	33.7%	23.4%	22.2%
Graduate/Professional Degree	15.0%	12.6%	12.2%
2020 Population by Sex			
Males	4,385	46,797	134,210
Females	4,582	49,698	141,616
2020 Population by Race/Ethnicity			
Total	8,968	96,496	275,826
White Alone	69.3%	69.3%	70.5%
Black Alone	10.5%	8.9%	8.5%
American Indian Alone	0.3%	0.7%	0.7%
Asian Alone	6.7%	3.8%	3.6%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	7.2%	12.1%	11.7%
Two or More Races	5.7%	5.1%	4.9%
Hispanic Origin	46.2%	58.7%	58.8%
Diversity Index	75.1	74.8	74.0

Source:

September 22, 2020



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
Inform the client of any material information about the property or transaction received by the broker;
Answer the client's questions and present any offer to or counter-offer from the client; and
Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
Must not, unless specifically authorized in writing to do so by the party, disclose:
that the owner will accept a price less than the written asking price;
that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Table with 4 columns: Name, License No., Email, Phone. Rows include Guyla Sineni (Licensed Broker), Designated Broker of Firm, Licensed Supervisor of Sales Agent/Associate, and Sales Agent/Associate's Name.

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Haag	561368	jonathan.haag@am.jll.com	210-839-2024
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date